

Development Area 7 Summary

Site Summary		Use Summary	
Gross Area	201.00 AC	Use	Total Area
Wetland Area	60.96 AC	Aviation	0 SF
R.O.W. (All Roads) *	22.43 AC	Industrial	1,350,704 SF
SWM Ponds	20.00 AC	Office/Institutional	0 SF
SWM Pond %	10%	Retail/Mixed Use	0 SF
Net Developable Area	97.61 AC	Total Development	1,350,704 SF
FAR (Total Development)	32%		

* Where R.O.W. shared between Development Areas area is taken to center line.

Building Summary

Building #	Area (SF)	Industrial	
		Existing Grade ¹	Minimum Site Grade ²
7-1-1	163,500 SF	74	74
7-1-2	461,652 SF	74	74
7-1-3	231,580 SF	71	71
7-1-4	329,572 SF	66	66
7-1-5	164,400 SF	64	65.5
Total	1,350,704 SF		

Conceptual Opinion of Roadway and Utility Construction Costs

	Two Lane Secondary	Three Lane Secondary/Collector	Four Lane Divided Collector	Four Lane Collector w/ Retention
Length (LF)	4,638 LF	0 LF	0 LF	2,963 LF
Roadway Cost/LF	\$1,040/LF	\$1,155/LF	\$1,550/LF	\$1,700/LF
Total Roadway Cost (\$)	\$4,823,520 ³	\$0	\$0	\$5,037,100 ³
Utility Cost/LF	\$280/LF	\$320/LF	\$330/LF	\$310/LF
Lift Station Cost ⁴	\$195,956	\$0	\$0	\$341,270
Total Utility Cost (\$)	\$1,494,596 ³	\$0	\$0	\$1,259,800 ³
TOTAL COST	\$6,318,116³	\$0	\$0	\$6,296,900³

1 See "Cecil Field Contour Maps" Exhibit 5.3.1 to 5.3.11
 2 See "Conceptual Master Drainage Plan" Exhibit 5.2
 3 Where note occurs the development area is sharing cost of roadway and utilities with bordering development area.
 4 Cost is a percentage share of the lift station due to sharing of roadways amongst development areas.